



# Haverhill

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
jdewey@cityofhaverhill.com

The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, February 17, 2021 at 7:00 P.M.

Those Present: Chairman George Moriarty  
Member Theodore Vathally  
Member Ron LaPlume  
Member Joseph Sullivan  
Member Louise Bevilacqua  
Assoc. Member Lynda Brown

Also, Present: Jill Dewey, Board Secretary  
Tom Bridgewater, Building Commissioner

Chairman: Moriarty called the meeting in to order February 17, 2021

**Ignatos and Thespina Tsagaris for 71 Jaffarian Road (Map 635, Block 4, Lot 16)** Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RL zone. Requested variances for new lot (Lot 16A) include lot area (18,079 sf where 40,000 sf is required) and lot frontage (113 ft where 150 ft is required). Proposed Lot 16 shall include existing single-family dwelling. Requested variances for Lot 16 include lot area (20,573 sf where 40,000 sf is required), lot frontage (127 ft where 150 ft is required). (BOA 20-54)

**NOTE: The speaking of Attorney Paul Magliocchetti kept cutting in and out and so the words below are the best I could make out and could be slightly off, as some are missing words in between.**

Attorney Paul Magliocchetti (70 Bailey Boulevard): I am here tonight for Thespina and Ignatos Tsagaris as well as their daughter Thea, who wishes to build a home next-door with a proposal that includes your suggestions by the board members, that it would be better to utilize the lot line and correct it. So, if you have the revised plan in front of you, you can see by doing this we are asking for lot length, so that variance is basically for lot frontage and lot area. I want to make it very clear to the board that the pool (part got cut out) is placed away on the plan as well, we just want to be sure that that is on record, because there was some question. Also, on the on the revised plan, I know Mrs.'s Brown and some others had questioned how much area, because we are talking about using the area up to the pavement. So, on the one lot that is 2,000 sf (Next part got cut out), so I think this plan makes it clearer, what we are seeking to do. I am not going to go through the entire presentation that I gave last time. As I said in the prior meeting, this property was purchased by Ignatos and his wife Tsagaris back in 1980 and when they purchased it, it was accentually a double lot and they did always have in their mind, the possibility of their kids living next-door to them. Through the years with the zoning changes, as with most people who are in this situation, they are not aware of the changes and implications of what is happening to them. But again as I mentioned last time, if you look at the lots on the street, these lots on the street will not look undersized, because the frontage is more or less what all the other lots have, so when you are driving by you will not know that these are undersized lots. So that is very important to consider when making this decision. The other thing I would like to point out is, I had Thea and her parents talk to the neighborhood and I submitted a petition that was signed by just about



# Haverhill

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

everyone of their neighbors. So, this is one of those unusual circumstances where most of the neighborhood if not all of them are supporting this, supporting their neighbors, this family has a great reputation in the community, they have been great citizens of Haverhill and I think that as a community we can keep them here. I am going to end by restating what I said last time about hardship, I believe in the part of a hardship for a variance, I believe that because of the part of the history with this lot, I think when you look at the circumstances, when you look at the surrounding lots of equal or even slightly less size than what we are asking the board here. And again, it is a testament when this area was developed, what the requirements were. So, I think that establishes the hardship. The other aspect of the hardship is that you are looking at a family that all along has thought that they could do this by right. But under the circumstances we have to have this relief. With that being said I am going to restate what the 3 requirements for 255-75. You establish the hardship, due to the history and when you look at the lots, I really think this should be granted. I do have the Tsagaris's here and they would like to make a statement and some of their neighbors are calling in and are here as well to speak on their behalf, so I will turn it over to the Tsagaris's now.

Chairman Moriarty: Attorney, there were a number of times where you cut out and were hard to hear. I think we got the key points anyway, but if not the board members can mention that at the end. I think I heard most of the key points, but I just want it noted that we lost some of your coverage for a while. Ok, The Tsagaris can speak now

Thea Tsagaris: Hello everybody. I am the daughter of Ignatos & Thespina, so as they are getting older my Dad is diagnosed with dementia and they need help within the house. The whole plan when the initially bought this house was to have enough land to build a house for either my Brother or Myself, being Greek that's what we do, it's our culture. So, we are just hoping this can go through so I can help them, whenever they need it.

Thespina Tsagaris: My husband and I bought the house with the intension, because we did believe that it was a double lot, that with the intension that as we got older, we would have one of the kids live next-door. I am hoping that, that can happen now.

Chairman Moriarty: Are there other neighbors, who want to speak up?

Deborah Cipriani (65 Jaffarian Rd): I have been neighbors of the Tsagaris for over 30 years and coming from an Italian family, I know with them being Greek and wanting their daughter or one of their children to live in that house, I always thought that that lot was left for that reason. The only lot on this street that could be built on and I just wish that they would give them allowance to do that, because that is what they want to do. My plan is to be living here for a long time too. I just want to say I am a direct abutter; I live directly next door to them, and I have never had any issues or whatever with the Tsagaris's, actually they are great neighbors. I hope they are granted the ability to build a home on this lot.

Chairman: Thank you very much, I appreciate that. Are there any other neighbors who would like to speak?

Stephanie Vanola (18 Singingwood Drive): We were not confronted about this, other than a letter in the mail. I felt, well I didn't know about this until then. My concern me & my husband have is a few things. He sent in a letter and never heard back from anybody, but he did send in an email. One was the size of the house and it being close to the Road and 2 I know they said the pool was filled in, but we know the pool is not filled in.

Chairman: Attorney Magliocchetti, could you comment on that.



# Haverhill

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
jdewey@cityofhaverhill.com

Attorney Paul Magliocchetti: Yes, the pool is going to be filled in, once we get approved, it will be filled in. It is not filled in now, but it is going to be filled in. That will be a condition when going for a building permit. With your comment about building close to the street, we are not asking for a front yard setback. We meet the Cities front yard setback. I am not sure actually if it is going to be further away than the existing house. With regard to the size of the house, we don't have an exact size we just had to have a footprint on the plan, they don't have exact house plans yet. That is typical when we are here, that we just give a footprint. I hope that answers your questions.

Jill Dewey (Board secretary): Stephanie, we did receive your letter from Joseph, and it is part of the file and has been sent to all of the board members.

Stephanie Vanola (18 Singingwood Drive): Ok thank you.

Chairman: Thank you Jill. I would like to mention that Tom Bridgewater our Building Commissioner is on the line and our Board Secretary Jill Dewey is also on the line. Anyone else like to speak before I turn to the Board to ask if they have comments?

Deborah Cipriani (65 Jaffarian Rd): I am going to speak up again, I am at 65 Jaffarian and I spoke earlier. I want to let you know that when I first moved here, the green house was across the street, there were no other houses there. The houses that have been built since or added on after I moved here are very close to the street also. I am basically the house that is furthest from the street and all of the other houses are almost directly on the street.

Chairman: Thank you very much. Anyone else?... Any comments or questions from the board?

Member LaPlume: I took the distance from the back there 200 feet to the next yard, the frontages are comparable to the ones on the street, they are only lacking a few feet. They have 29 on the support letter, to support the building of this house. I look at it as it's a pretty nice house going into a nice neighborhood.

Chairman: Any other Board Members have comments or questions?...Thank you Ron for mentioning, we did receive the petition from the neighbors, 29 neighbors wrote to support this. Any last words from you Attorney Magliocchetti?

Attorney Magliocchetti: No. Like I said and with the incredible support from the neighbors, it really speaks value about the kind of people we are dealing with. I think we are fully justified in you granting this variance.

Chairman: Member Vathally will you entertain a motion

Member Vathally: I make a motion that we approve the variances for 71 Jaffarian Road second by Member LaPlume under 255-79

Member: Joe Sullivan: Yes

Member Theodore Vathally: Yes

Member Ron LaPlume: Yes it meets 255-79

Member Louise Bevilacqua: Yes

Chairman George Moriarty: Yes

Motion granted 5-0

**Minutes:** January 20, 2021 meeting.

Member Vathally motioned to accept the minutes from the January 20, 2021 meeting. Seconded by Member LaPlume.



# Haverhill

---

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

---

Member Ron LaPlume: Yes  
Member: Joe Sullivan: Yes  
Member Theodore Vathally: Yes  
Member Louise Bevilacqua: Yes  
Chairman George Moriarty: Yes

Chairman: So, the minutes from the January 20, 2021 have been accepted... Any other questions from anyone

Ron LaPlume gave Board Sectary (Jill Dewey) permission to sign on his behalf